



JOHNSON STREET SMOKEHOUSE FOR SALE

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SWC JOHNSON ST & CROCKETT ST
GREENVILLE, TX



ROBERT "SKY" MILLER SMILLER@VENTUREDFW.COM

LOCATION

2810 JOHNSON ST
GREENVILLE, TX

SIZE

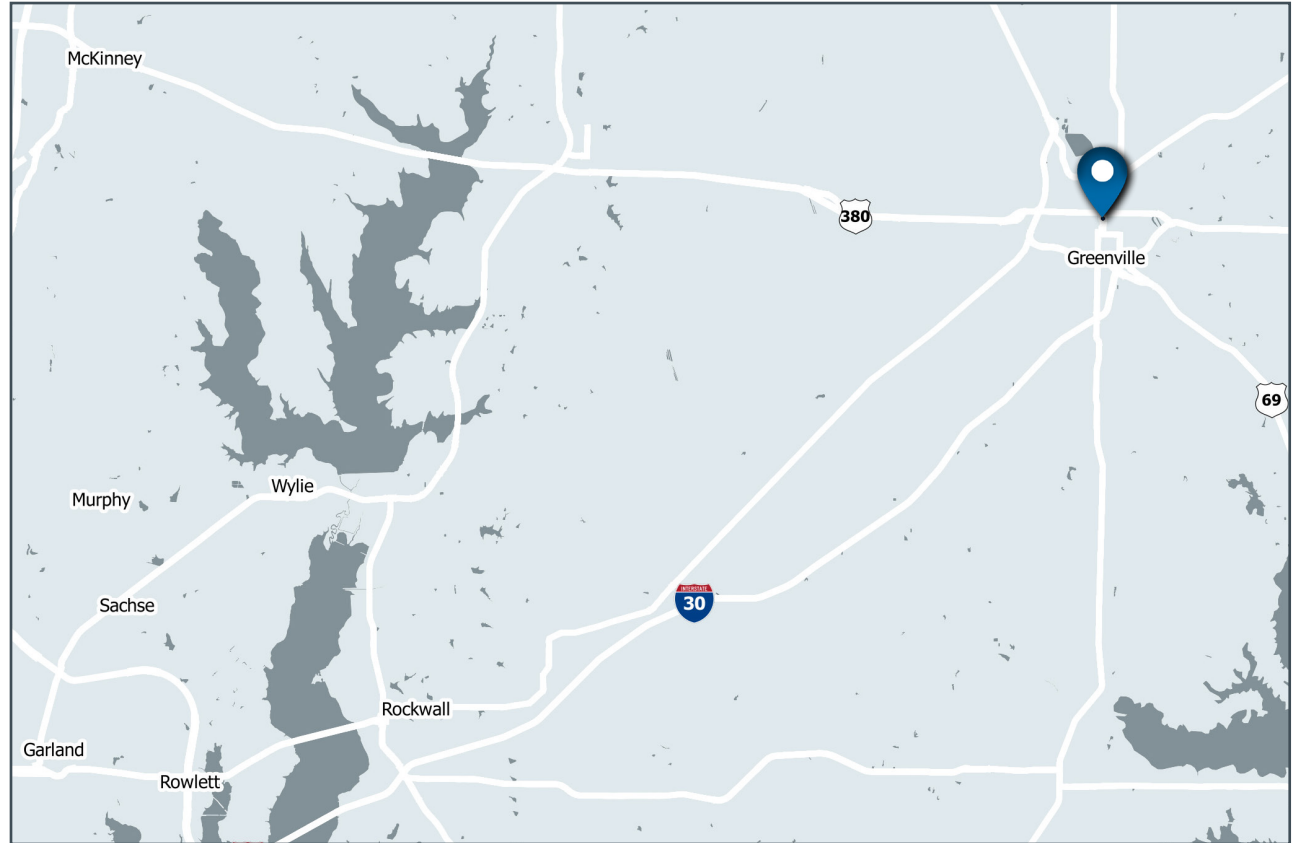
LAND **BUILDING**
0.670 ACRES 3,160 SF

TRAFFIC COUNTS

STONEWALL ST **JOHNSON ST**
4,272 VPD 4,609 VPD

PROPERTY HIGHLIGHTS

- ★ GREENVILLE EDC INCENTIVES
- ★ GREAT ACCESS OFF HWY 34/BUS. 69 AND STONEWALL ST.
- ★ SURROUNDED BY HUNT COUNTY WORKFORCE
- ★ TURNKEY RESTAURANT
- ★ OPERATIONS AND MARKETING UPSIDE
- ★ CUSTOM PITTSBURGH HOTLINKS COOKERS

**2019 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,840	25,947	30,858
EST. DAYTIME POPULATION	6,320	21,250	32,547
EST. AVG. HH INCOME	\$41,109	\$52,284	\$54,958

AREA ATTRACTIONS



BEGINNING at an "X" cut in concrete set for corner at the intersection of the South line of Crockett Street with the West line of Johnson Street, said point also being the Northeast corner of the above cited Block 27, said point also being the Northeast corner of the above cited Subject Tract One;

THENCE S. 89 deg. 33 min. 31 sec. W. with the South line of said Subject Tract Four and the North line of Parcel 54, passing a TxDot Type II monument found at the Southwest corner of said Subject Tract Four and the Southeast corner of the above cited Subject Tract Two at a distance of 108.00 feet, and continuing with the South line of said Subject Tract Two and with the North line of Parcel 54 for a total distance of 143.10 feet to a TxDot Type II monument found for corner in the East line of Stonewall Street at the Southeast corner of that tract of land conveyed to the State of Texas by instrument recorded in Volume 899, Page 757 of the Deed Records of Hunt County, Texas;

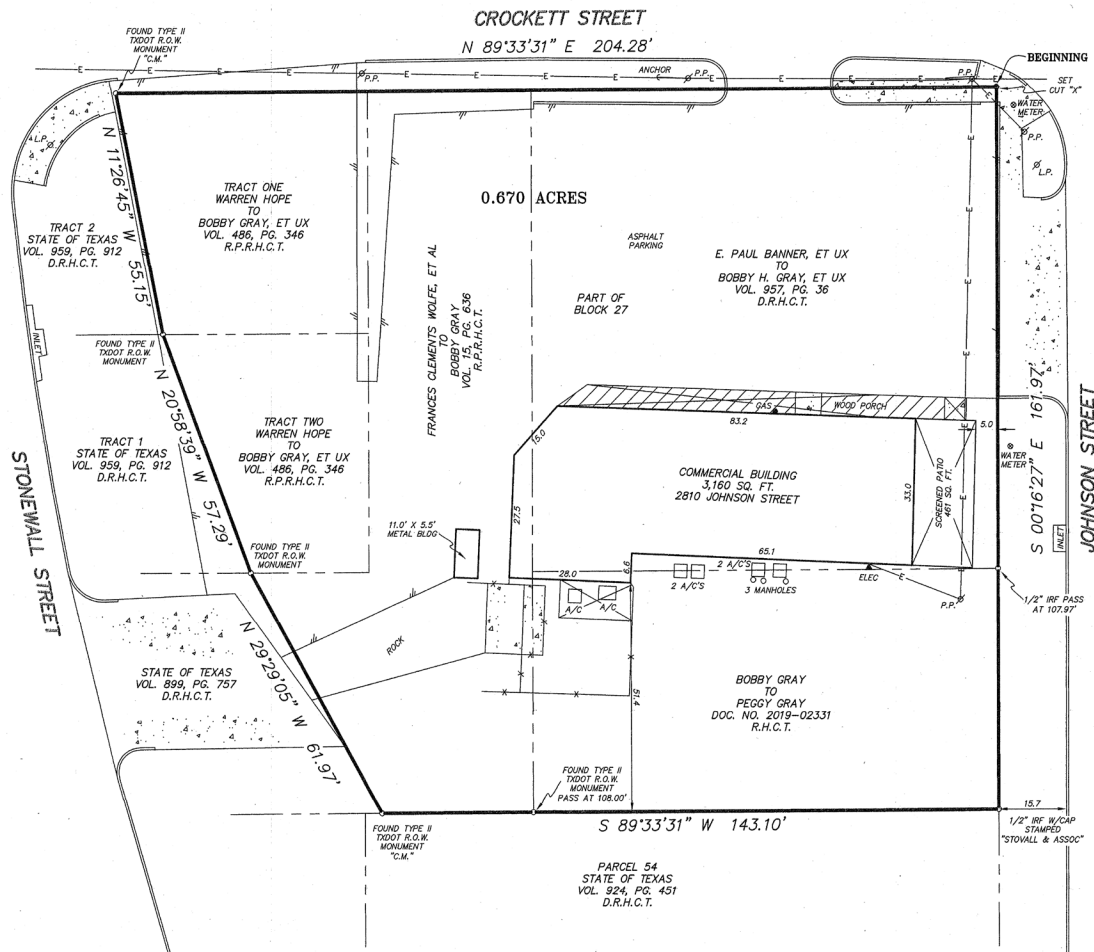
THENCE N. 29 deg. 29 min. 05 sec. W. with the East line of Stonewall Street and with the East line of said State of Texas tract a distance of 61.97 feet to a TxDOT Type II monument found for corner at the Northeast corner of said State of Texas tract, said point also being the Southeast corner of that tract of land described as Tract 1 and conveyed to the State of Texas by instrument recorded in Volume 959, Page 912 of the Deed Records of Hunt County, Texas;

THENCE N. 20 deg. 58 min. 39 sec. W. with the East line of Stonewall Street and with the East line of said State of Texas tract a distance of 57.29 feet to a TxDOT Type II monument found for corner at the Northeast corner of said State of Texas tract, said point also being the Southeast corner of that tract of land described as Tract 2 and conveyed to the State of Texas by instrument recorded in Volume 959, Page 912 of the Deed Records of Hunt County, Texas;

THENCE N. 11 deg. 26 min. 45 sec. W. with the East line of Stonewall Street and with the East line of said State of Texas tract a distance of 55.15 feet to a TxDOT Type II monument found for corner at the intersection of the East line of Stonewall Street with the South line of Crockett Street, said point also being at the Northeast corner of said State of Texas tract;

THENCE N. 89 deg. 33 min. 31 sec. E. with the South line of Crockett Street a distance of 204.28 feet to the POINT OF BEGINNING and containing 0.670 acres of land.

- 1) BEARING SOURCE: WEST LINE OF STONEWALL STREET
- 2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.
- 3) "C.M." = CONTROL MONUMENT





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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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XXXXXXXXXXXXXXXXXX	XXXXX	XXXXXXXXXX	XXXXX
Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov